



6135 E Street, Springfield, Oregon 97478

EXCLUSIVELY OFFERED BY:

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If you have no real interest in the property, please return the Investment Memorandum forthwith and immediately.

MEMORANDUM

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INVESTMENT SUMMARY

EXISTING

ASSET CLASS	Healthcare (Senior Living)
ANNUAL RENT	\$611,109
CAPITALIZATION RATE	9.00%
PURCHASE PRICE	\$6,790,000
RENT COMMENCEMENT	4/16/2015
LEASE END	4/15/2030
PRIMARY LEASE TERM	15 Years
LEASE TYPE	Absolute NNN
LEASE ESCALATIONS	2.0% Annually
RENEWAL OPTIONS	Two 5-Year Options

INVESTMENT DETAILS

PROPERTY ADDRESS	6135 E Street, Springfield, Oregon 97478
TENANT	RSL Springfield, LLC
GUARANTORS	Radiant Companies, Inc.
BUILDING SIZE	17,738 SF
LAND SIZE	2.97 Acres
CONSTRUCTION TYPE	Type V: Wood-frame, stucco, and brick

OFFERING OVERVIEW

Sweetbriar Villa is composed of 25-units / 30 beds of assisted care and a 5-unit/9- bed memory care wing for persons with Alzheimer's disease and related dementias.

As shown in the floor plan overview, the Sweetbriar Villa has three residential wings plus common area amenities. The one-story structure contains an overall gross building area of 17,738 square feet, which is 591 square feet per unit.

A portion of the original structure was built in 1965 and utilized as a church. Subsequently, the original structure was extensively renovated in 1989 and converted for use as a 15-bed residential care facility. A renovation and 12,988 square foot addition was completed in 2001 bringing the capacity to 30-units / 39-beds. The building is of average-quality construction and is in good repair. All resident rooms include a half-bath (toilet and wash basin) and each wing has a common shower room. Twenty-six of the 30 rooms have private half-baths and four rooms (two sets of rooms) have shared / adjoining half-baths. The property also includes an additional undeveloped parcel of ±1.40 acres.





BUILDING AREA BREAKDOWN

EXISTING - 17,738 SF

ASSISTED LIVING	UNITS	BEDS	UNIT MIX
Semi-Private	5	10	5 Two-Bed
Private	20	20	20 One-Bed
Total	25	30	---
MEMORY CARE	UNITS	BEDS	UNIT MIX
Semi-Private	4	8	4 Two-Bed
Private	1	1	1 One-Bed
Total	5	9	---

Sweetbriar Villa is currently composed of 25-units/30 beds of assisted care, and 5-unit/9-beds of memory care. The common area is 10,280 square feet of the 17,738 square foot building.



AREA OVERVIEW

Springfield is a family-friendly community where a healthy economy and numerous historical aspects of Oregon's past have blended into a vibrant place to call home. Springfield is adjacent to I-5 and nestled between two rivers. The McKenzie River is world-famous for fly fishing and summer steelhead. The Willamette River also boasts excellent fishing and is popular for whitewater rafting. Springfield is located in the Southern Willamette Valley within the Eugene-Springfield Metropolitan Statistical Area and Lane County. Separated from Eugene to the west, mainly by Interstate 5, Springfield is the second-most populous city in the metropolitan area after Eugene. According to the United State Census Bureau, the city has a total area of 15.75 square miles. Springfield is approximately 111 miles south of Portland, 67 miles south of Salem, and 164 miles north of Medford.

ESTIMATED TOTAL POPULATION BY AGE	Springfield, OR	United States
Age 45 to 54	13.60%	14.44%
Age 55 to 59	6.40%	6.37%
Age 60 to 64	5.38%	5.48%
Age 65 to 74	5.97%	7.12%
Age 75 to 84	3.17%	4.25%
Age 85 and over	2.06%	1.78%

DENSE INFILL LOCATION

Over 54,366 people within a 5-mile radius of the subject property

HIGH TRAFFIC LOCATION

- 27,000 cars per day along Main Street
- 68,000 cars per day along Interstate-5

CLOSE PROXIMITY TO MAJOR CITIES

- To Eugene: 3.3 miles
- To Salem: 65.3 miles
- To Portland: 109 miles
- To Gresham: 122



TENANT PROFILE



- Radiant Senior Living was founded in 2010 by James and Jodi Guffee to provide quality healthcare and lifestyle choices for seniors. We offer all levels of senior housing, from skilled nursing services to independent living. Our goals are to provide the best possible care and surroundings for our residents; to provide our associates with a steady, dependable employment opportunity in a non-stressful workplace; and to provide our financial partners with a reasonable return on their capital.
- Radiant Senior Living currently operates 17 communities throughout Oregon, Washington, Montana, and Colorado providing care and housing for 1,300 residents and jobs for over 950 employees who are dedicated to our high standards of quality and excellence.

OREGON LOCATIONS

Barnett Woods (IL/IHC) – Medford, OR
Baycrest Village (IL/AL/SNF) – Coos Bay, OR
Emerald Gardens (AL/MC) – Woodburn, OR
Farmington Square Beaverton (AL/MC) – Beaverton, OR
Farmington Square Eugene (AL/MC) – Eugene, OR
Farmington Square Gresham (AL/MC) – Gresham, OR
Farmington Square Medford (MC) – Medford, OR
Farmington Square Salem (AL/MC) – Salem, OR
Farmington Square Tualatin (AL/MC) – Tualatin, OR
Pioneer Village (IL/AL) – Jacksonville, OR
Sweetbriar Villa (AL/MC) – Springfield, OR

MONTANA LOCATION

Bozeman Lodge (IL/AL) – Bozeman, MT

WASHINGTON LOCATIONS

Ashley Pointe (IL/AL) – Lake Stevens, WA
La Conner Retirement Inn (IL/AL) – La Conner, WA
South Pointe (IL/AL) – Everett, WA

COLORADO LOCATIONS

New Dawn Memory Care (MC) – Aurora, CO
New Dawn Memory Care (MC) – Colorado Springs, CO

EXECUTIVE MANAGEMENT TEAM

James T. Guffee, President and CEO

James T. Guffee is the founder of Radiant Senior Living, Inc. and serves as its President and CEO overseeing the general management of the company. Mr. Guffee along with his wife and Chief Operating Officer, Jodi Guffee, are proud to continue their family's 35-year tradition of providing high quality health care and innovative lifestyle choices for seniors. For almost 10 years, Mr. Guffee has served as an executive responsible for development, acquisition, capital restructuring, financing, and disposition of over 20 senior housing projects. Prior to entering the senior housing industry, Mr. Guffee was an award winning musician, composer, songwriter, producer and performer, including seven years as the bass player for the critically acclaimed rock group The Tories. Mr. Guffee earned a Bachelor of Music, magna cum laude, from Berklee College of Music in Boston.

Jodi L. Guffee, Chief Operating Officer

Jodi L. Guffee began her career in senior housing in 1993. She is experienced and licensed as an administrator in both Assisted Living and Skilled Nursing facilities. As Chief Operating Officer at Radiant Senior Living, Mrs. Guffee is responsible for 14 communities with over 850 employees providing care to more than 1100 residents. She has been involved in the planning, construction marketing, and management of both new and existing communities. She is passionate about seniors and has over 20 years of experience in the Senior Care Industry. Mrs. Guffee holds a Bachelor of Science from the University of Oregon and earned a MBA in Gerontology from the University of Southern California.

David Young, Chief Financial Officer

David brings hands-on financial experience to the CFO position having previously served as the Vice President of Finance in the Senior Living industry. Additionally, David has experience in acquisitions, raising capital, financial modeling, budgeting, strategic planning, and real estate lending and investing. At Radiant Senior Living, David focuses on the overall financial health of the business including operating efficiencies, revenue growth, expense control, cash flow management, short and long-term financial modeling, and key metric tracking, as well as owner and lender relations. David holds a Master of Business Administration from the University of Notre Dame, and a Bachelor of Arts in Classical Studies & Culture, from New Saint Andrews College in Moscow, Idaho.

MARKET OVERVIEW

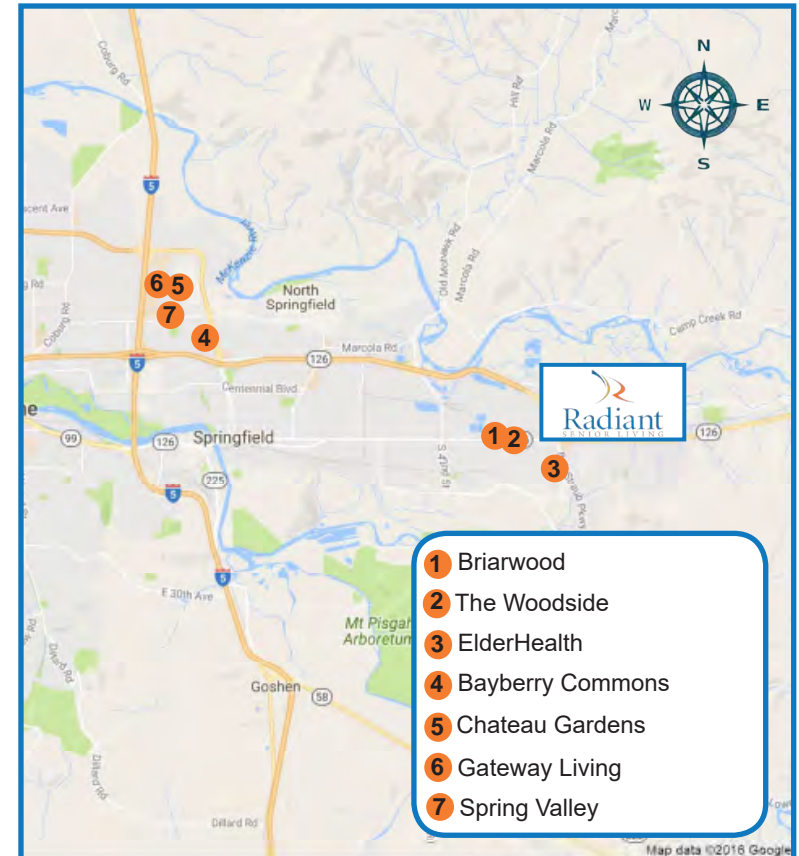
Oregon maintains two basic licensing categories for what is generally referred to as “assisted living”, including Assisted Living Facility and Residential Care Facility licensing. The two licensing categories enable providers to offer similar type of care with the primary distinction being differences in physical plant amenities. Primarily, Assisted Living Facility licensing requires private resident units with private bathrooms including showers. Residential Care Facility licensing allows for semi-private occupancy and resident units are not required to offer private bathrooms and showers.

Sweetbriar Villa is licensed as a residential care facility (RCF) and offers 30 residential care units with a licensed capacity of 39 residents. The facility maintains an Alzheimer’s endorsement for 9 beds, and the facility is composed of 25-units / 30 beds of standard assisted care and a 5-unit / 9-bed secured memory care wing for persons with Alzheimer’s disease and related dementias.

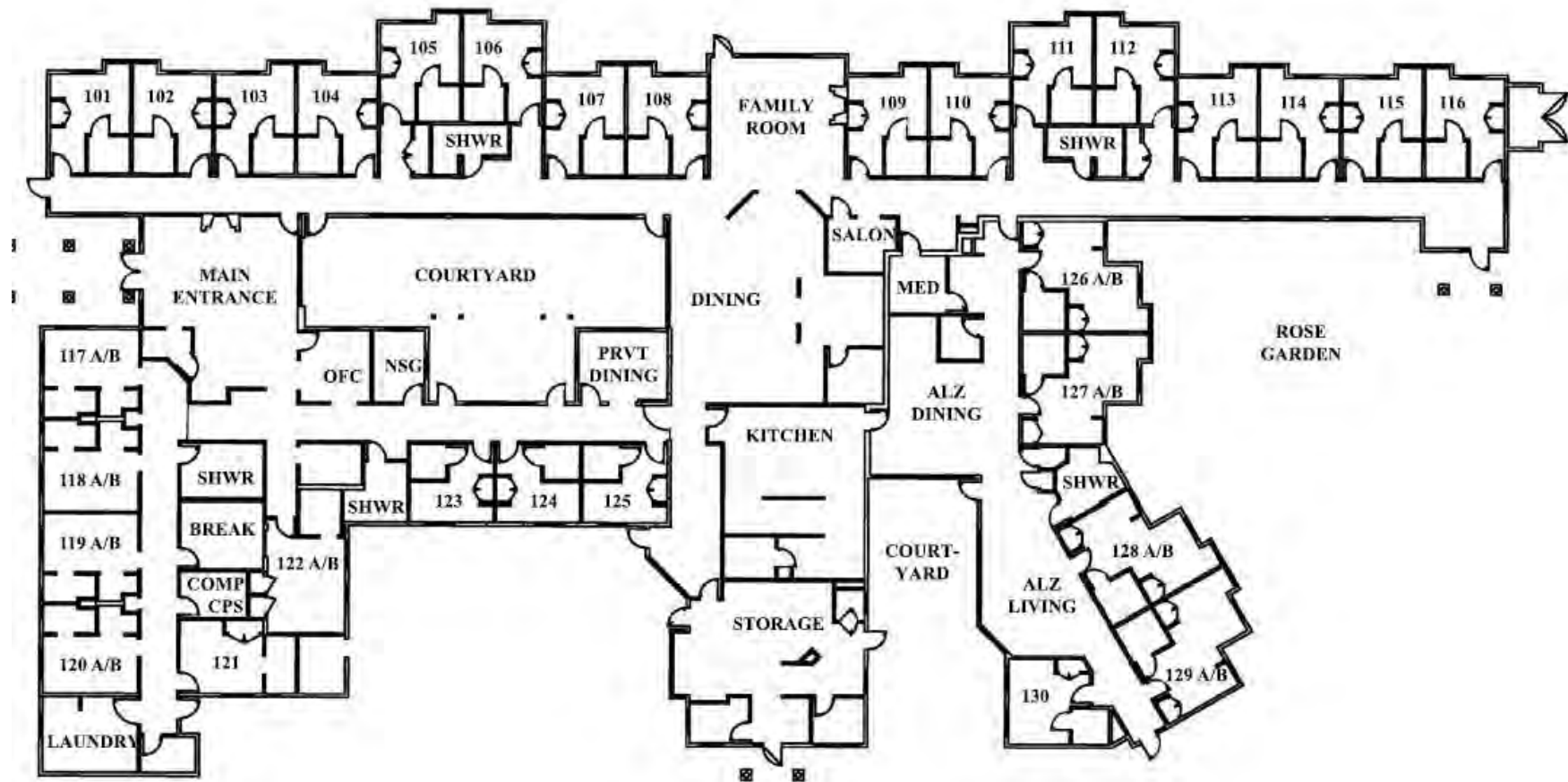
The following table summarizes the competitive occupancy rates.

SUMMARY OF COMPETITIVE FACILITIES

	Distance from Subject	# of AL Units/Beds	# of MC Units/Beds	AL% Occupancy	MC% Occupancy
1. The Briarwood	1.7 miles / SW	122	0	100.0%	0.0%
2. The Woodside	1.7 miles / SW	53	0	98.1%	0.0%
3. ElderHealth & Living	0.9 miles / S	0	95	0.0%	98.0%
4. Bayberry Commons	6.7 miles / NW	48	14	95.8%	92.3%
5. Chateau Gardens	7.3 miles / NW	0	28	0.0%	98.0%
6. Gateway Living	7.3 miles / NW	45	45	100.0%	100.0%
7. Spring Valley	7.3 miles / NW	51	0	90.0%	0.0%
8. Quail Park	12.4 miles / NW	0	79	0.0%	93.0%
Sweetbriar Villa		30	9	97.0%	97.0%

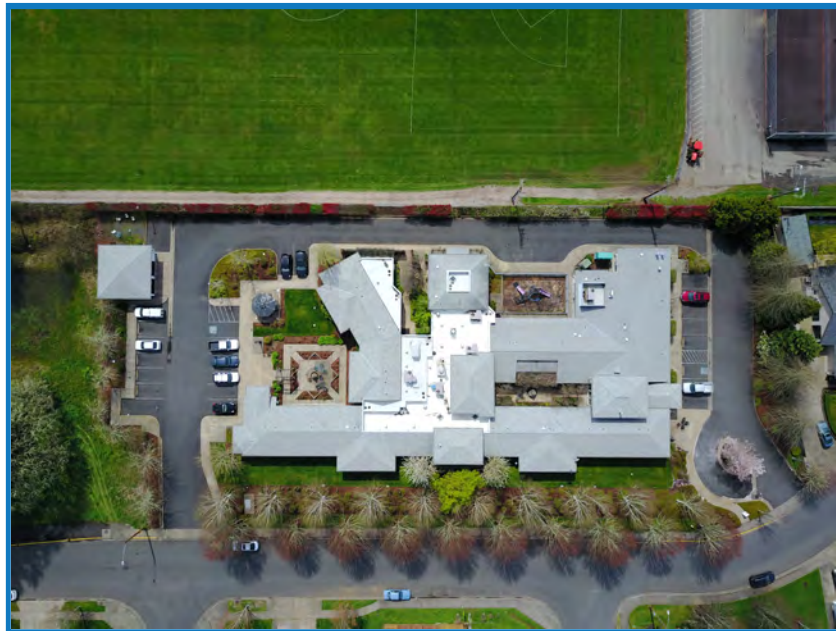


EXISTING FLOOR PLAN





PROPERTY PHOTOGRAPHS

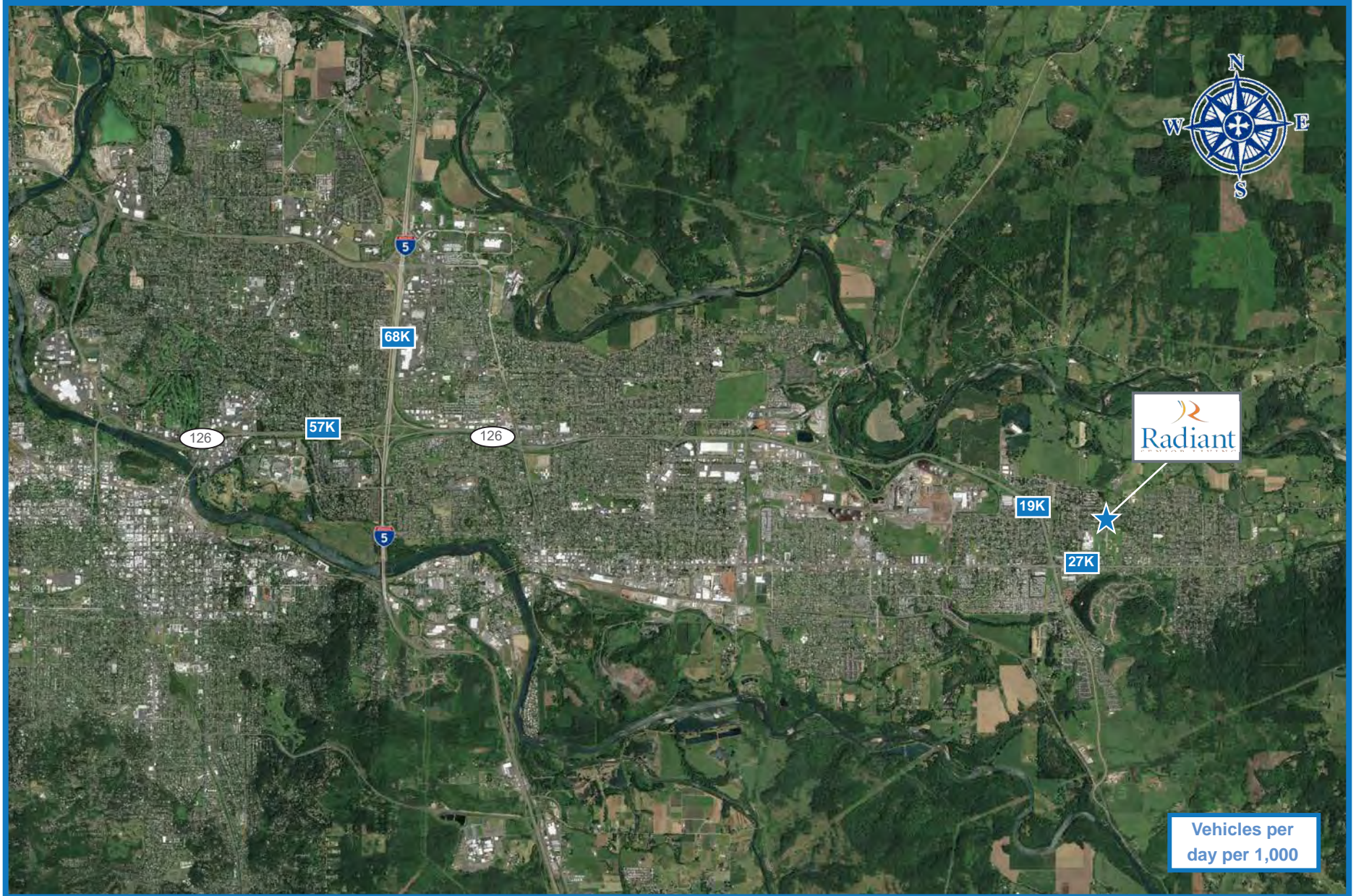


STATE & AREA CONTEXT

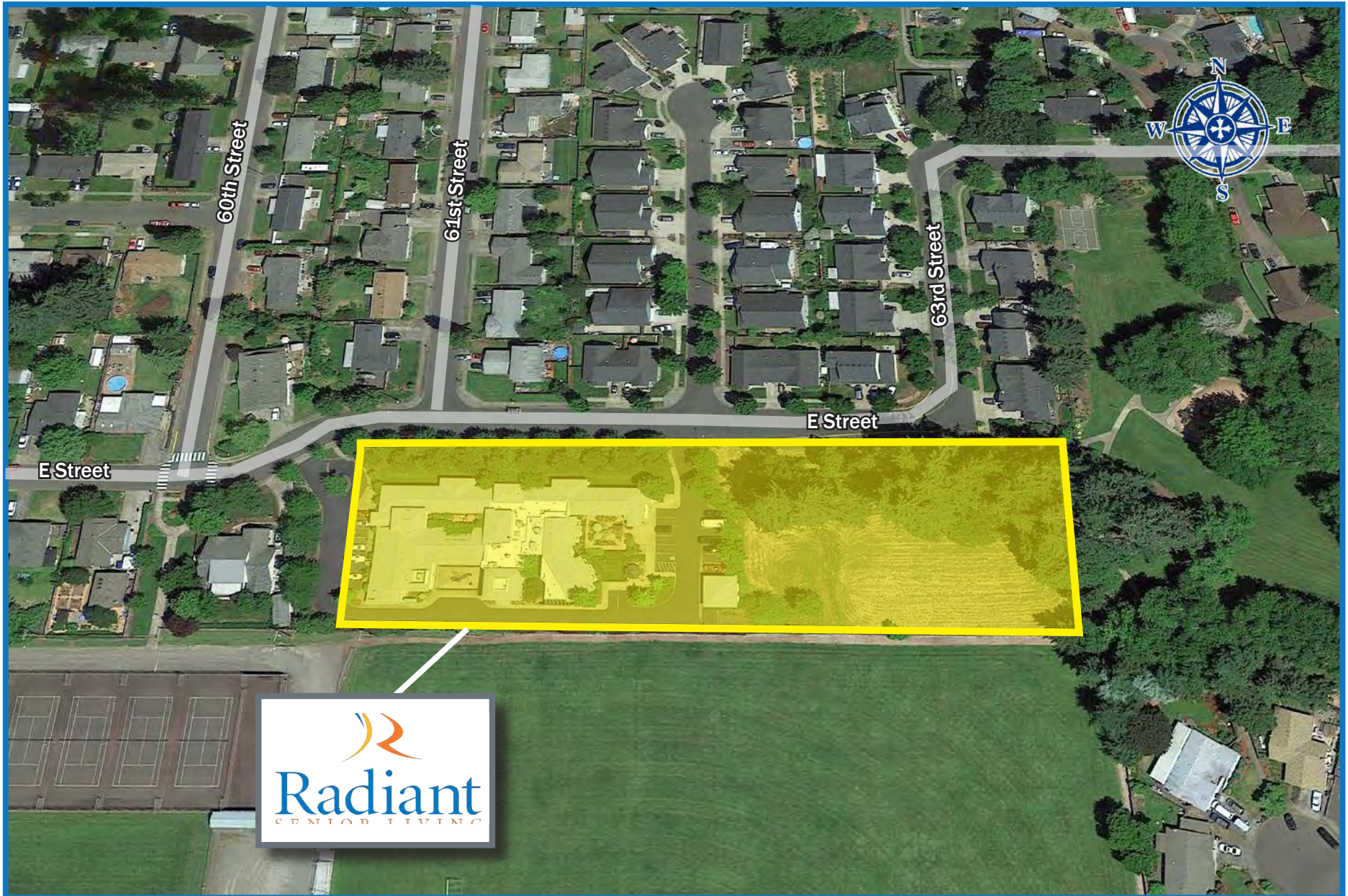




CITY AERIAL



SITE AERIAL





DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Estimated Population (2016)	10,444	30,626	54,366
Projected Population (2021)	10,921	31,948	56,731
Census Population (2010)	10,263	29,851	53,186
Proj. Annual Growth (2016-2021)	477 (0.9%)	1,322 (0.9%)	2,365 (0.9%)
Hist. Annual Growth (2010-2016)	181 (0.3%)	775 (0.4%)	1,180 (0.4%)
Households			
Estimated Households (2016)	4,062	11,548	21,147
Projected Households (2021)	4,253	12,071	22,104
Census Households (2010)	3,973	11,228	20,652
Proj. Annual Growth (2016-2021)	190 (0.9%)	523 (0.9%)	957 (0.9%)
Hist. Annual Change (2010-2016)	543 (1.0%)	2,137 (1.4%)	3,118 (1.1%)
Housing Units Owner-Occupied	2,711 (66.7%)	7,342 (63.6%)	13,121 (62.0%)
Housing Units Renter-Occupied	1,352 (33.3%)	4,206 (36.4%)	8,026 (38.0%)
2016 Est. Population by Single-Classification Race			
Total Population	10,444	30,626	54,366
White	9,229 (88.4%)	26,559 (86.7%)	46,875 (86.2%)
Black or African American	92 (0.9%)	271 (0.9%)	508 (0.9%)
American Indian or Alaska Native	107 (1.0%)	379 (1.2%)	698 (1.3%)
Asian	115 (1.1%)	413 (1.3%)	798 (1.5%)
Hawaiian or Pacific Islander	17 (0.2%)	66 (0.2%)	122 (0.2%)
Other Race	379 (3.6%)	1,452 (4.7%)	2,691 (4.9%)
Two or More Races	506 (4.8%)	1,486 (4.9%)	2,673 (4.9%)



Household Income	1-Mile	3-Mile	5-Mile
Est. Average HH Income (2016)	\$58,218	\$58,187	\$57,118
Proj. Average HH Income (2021)	\$65,890	\$65,860	\$65,189
Est. Median HH Income (2016)	\$52,301	\$51,519	\$49,537
Proj. Median HH Income (2021)	\$57,360	\$56,340	\$54,396
Est. Per Capita Income (2016)	\$22,703	\$22,009	\$22,293
Proj. Per Capita Income (2021)	\$25,713	\$24,950	\$25,473
Total Age Distribution			
Total Population	10,444	30,626	54,366
Age 50 to 59	1,349 (12%)	3,669 (11.9%)	6,799 (12.5%)
Age 60 to 69 Years	1,184 (11.3%)	3,261 (10.6%)	6,258 (11.5%)
Age 70 to 74 Years	408 (3.9%)	1,119 (3.7%)	2,212 (4.1%)
Age 75 to 79 Years	224 (2.3%)	667 (2.2%)	1,391 (2.6%)
Age 80 to 84 Years	166 (1.6%)	487 (1.6%)	959 (1.8%)
Age 85 and Above	201 (2.0%)	591 (1.9%)	1,012 (1.9%)





SWEETBRIAR VILLA, SPRINGFIELD OREGON | OFFERING MEMORANDUM

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